

042.0

0007

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,074,700 / 1,074,700

ASSESSED:

1,074,700 / 1,074,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
53		WYMAN ST, ARLINGTON

Legal Description							User Acct
							29775
							GIS Ref
							GIS Ref
							Insp Date
							10/14/17

## OWNERSHIP

Unit #:

Owner 1: SIMONE JEAN M

Owner 2:

Owner 3:

Street 1: 53 WYMAN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1908, having primarily Vinyl Exterior and 3588 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5389	Sq. Ft.	Site			0	80.	1.08	1									465,338						465,300	

Total AC/HA: 0.12371

Total SF/SM: 5389

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 465,338

Spl Credit

Total: 465,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

**BATH FEATURES**

Full Bath:	3	Rating: Average	HEAT FUEL BOTH GAS AND OIL.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 14	BRS: 7	Baths: 3 HB

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1908
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	4	M
Additions:	1	6	3	M
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	2	14	7	

**RES BREAKDOWN****INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 45 %
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**CALC SUMMARY**

Basic \$ / SQ:	180.00
Size Adj.:	0.94268286
Const Adj.:	1.00539947
Adj \$ / SQ:	170.599
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	823513
Depreciation:	217407
Depreciated Total:	606106
WtAv\$/SQ:	AvRate:
Juris. Factor:	1.00
Special Features:	0
Final Total:	606100
Before Depr:	170.60
Val/Su Net:	107.87
Val/Su SzAd:	168.95

**MOBILE HOME**

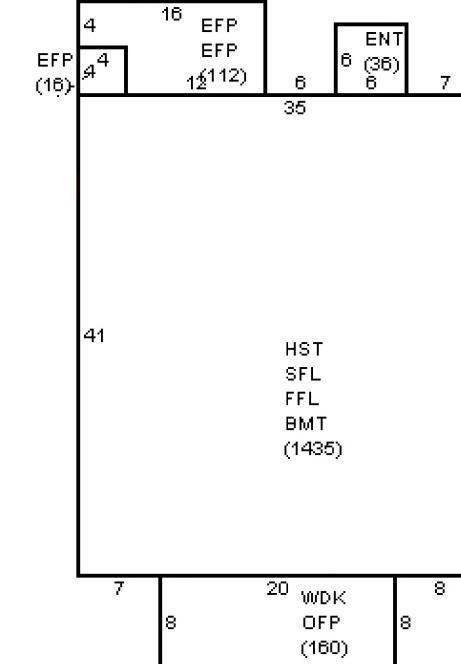
Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1925	27.63	T	40	104			3,300			3,300

**COMMENTS**

HEAT FUEL BOTH GAS AND OIL.
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**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
BMT	Basement	1,435	51.180	73,443						
FFL	First Floor	1,435	170.600	244,810						
SFL	Second Floor	1,435	170.600	244,810						
HST	Half Story	718	170.600	122,405						
EFP	Enclos Porch	240	38.780	9,306						
OPF	Open Porch	160	26.960	4,313						
WDK	Deck	160	12.320	1,971						
ENT	ENTRY	36	26.540	956						
	Net Sketched Area:	5,619	Total:	702,014						
Size Ad	3587.5	Gross Area	6336	FinArea	3588					

**SUB AREA DETAIL**

**AssessPro** Patriot Properties, Inc